



The purposes of special development requirements for Village District Areas are to recognize unique villages within the county and to preserve, enhance, and promote established patterns of village development which are part of the county's cultural, architectural and historic heritage. County adopted plans and guidelines specify land use regulations and development requirements in special village districts.

The intent of Village District Area standards is:

To create, maintain, and reinforce pedestrian oriented environments. This is accomplished, in part, with human scale building forms, the reduction of building setbacks, installing street trees and, providing pedestrian walkways and pedestrian scale decorative lighting.



To encourage appropriate renovations to existing structures and compatible new construction by promoting the use of building forms which define the architectural character of the village district.



To improve capability of existing and proposed commercial uses with adjacent residential uses.

### **Included in this section are the following Village Districts Requirements**

#### **Midlothian Village District Requirements**

Setbacks, Architecture, Heights, Parking, Landscape, Lighting ..... 30-a.1

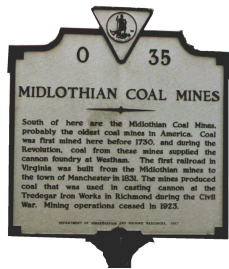
#### **Chester Village District Requirements**

Setbacks, Architecture, Heights, Parking, Landscape, Lighting ..... 31

#### **Ettrick Village District Requirements**

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## SPECIFIC AREA STANDARDS



The intent of the Midlothian Village District standards is:

- To encourage new development to create, maintain, and reinforce pedestrian oriented environments. This is accomplished, in part, with human scale building forms, reducing building setbacks and installing street trees to create an “enclosed” streetscape, providing pedestrian walkways and pedestrian scale decorative lighting.
- To encourage appropriate renovations to existing structures and compatible new construction by promoting the use of building forms which define the architectural character of the village district.
- To improve capability of existing and proposed commercial uses with adjacent residential uses.

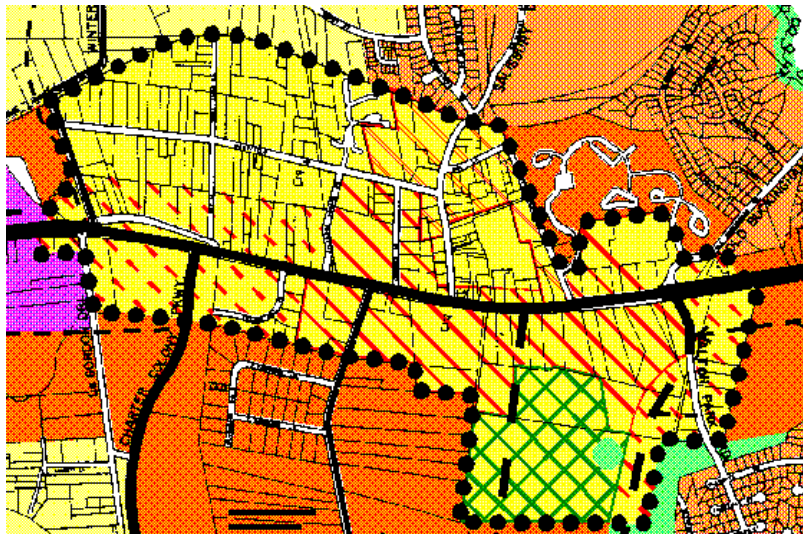
## MIDLOTHIAN VILLAGE DISTRICT PURPOSE AND INTENT



*Sycamore Square shops frame view of church across Route 60.*



*This Victorian building houses specialty shops and medical offices.*



### Village Area ●●●●●

The historic Village Area requires careful development using special design standards to maintain its potential for long-term preservation of a pedestrian scale environment containing compatible retail, office, public and residential uses.



### Proposed Historic District

This area has a high concentration of historically significant buildings which should be preserved.



### Village Fringe Area

This area is appropriate for mixed use development compatible with surrounding neighborhoods and including primarily office, multi-unit housing, community facilities, and personal services.



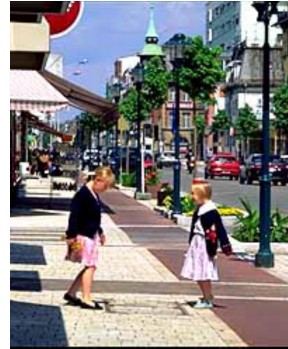
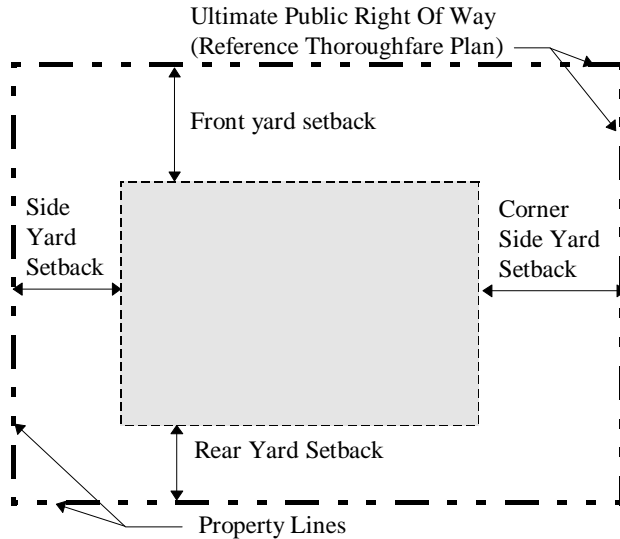
### Village Core (Shopping District)

A concentration of retail/service activities is appropriate in this area including neighborhood shopping centers, office/service establishments and public facilities.

The Midlothian Village District Area consists of the Midlothian Village Core and the Midlothian Village Fringe. Although these areas have some common development requirements, there are also specific standards which are unique to each. Please

reference the area map for the general location of each area. Sections 19-606 (a-b) list the specific parcels that include the boundaries of these areas within the Midlothian Village District.





*Setbacks of buildings, drives, and parking areas are a major consideration in the arrangement of site elements and the definition of exterior space. Building setbacks within the village areas allow principal structures to be placed closer to the street. The proximity of buildings to the road, along with human scale architecture, helps create a comfortable open air "enclosure" where people can interact and browse store fronts.*

### Sec. 19-609

#### Setback Requirements for O and C Districts.

Setback requirements within the Midlothian Village District are divided into two categories: the Midlothian Village Core and the Midlothian Village Fringe. These areas are generally identified on the preceding map of the Midlothian Village District. Specific boundary information is contained in Sec. 19-606 of the Zoning Ordinance.

#### Sec. 19-609 (a) Midlothian Village Core:

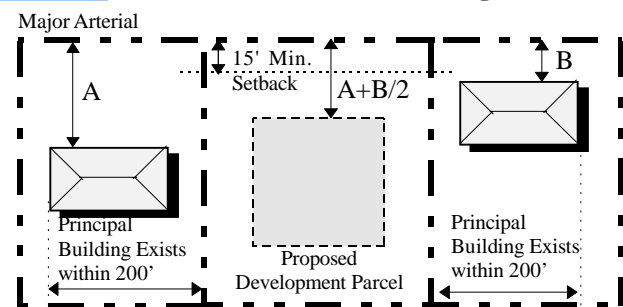
The maximum and minimum setbacks for all buildings drives and surface and deck parking areas for property within O and C districts shall be as follows:

##### (1) Setbacks along major arterials:

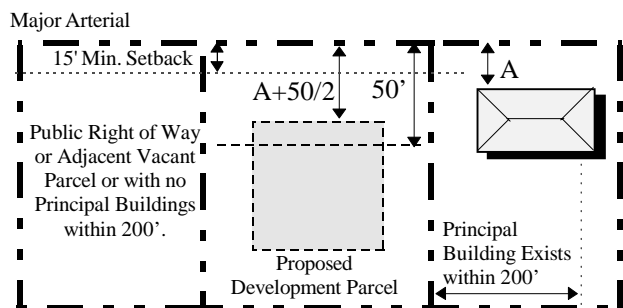
###### a. Building Setbacks

The minimum setback along major arterials for buildings shall be fifteen (15) feet. The maximum setback along major arterials for at least one building on a lot shall be fifty (50) feet; however, this maximum setback shall be reduced in accordance with the following formulas, if there is an existing building on one or more sides of the subject lot, but in no case shall the maximum setback be less than fifteen (15) feet. The formulas for mandatory reduced maximum setback are *either 1.a.(i) or 1.a.(ii) below*:

#### Building Setbacks



1.a.(i) setback: If principal buildings exist within 200' of the subject lot on each adjoining side lot, the setback shall be reduced to equal the average of the setbacks of the two closest principal buildings. Landscaping shall be provided within the setback in accordance with perimeter landscaping E.

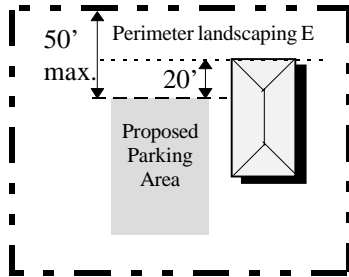


1.a.(ii) setback: If principal buildings exist within 200' of the subject lot on one adjoining side lot, the setback shall be reduced to equal the average of 50' and the setback of the closest principal building. Landscaping shall be provided within the setback in accordance with perimeter landscaping E.

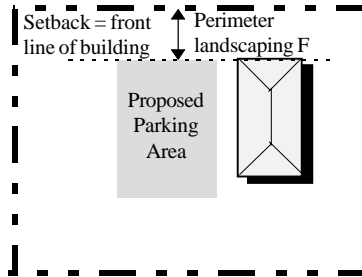
## Per Sec.19-609

## (1) Setbacks along major arterials:

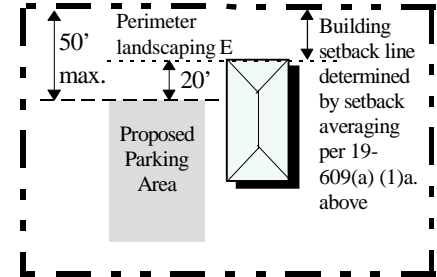
## b. Drives and parking areas



Drive and Parking setbacks shall be 20' behind the least building setback on the lot, but not more than 50' from the ultimate right of way. Perimeter landscaping E shall be installed within the setback.



The 20' Drive and Parking setback may be reduced to the front line of the building with the least building setback on the lot with the installation of Perimeter landscaping F.



If there is no building on the lot, the minimum setback shall be 20' behind the maximum building setback as determined by setback averaging above. Perimeter landscaping E shall be installed within the setback.

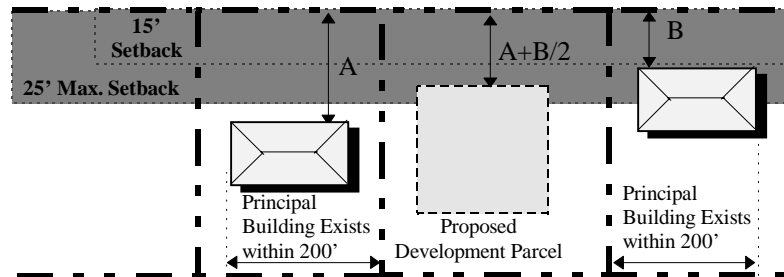
## Other Public Right of Ways

## Building Setbacks

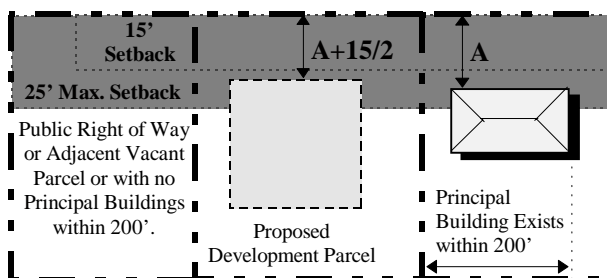
## Building Setbacks

## Front and Corner Side Yards

The minimum front and corner side setbacks for buildings along rights-of-way other than major arterials shall be 15 feet. This minimum setback shall be increased to a maximum of 25' in accordance with one of the following applicable scenarios:



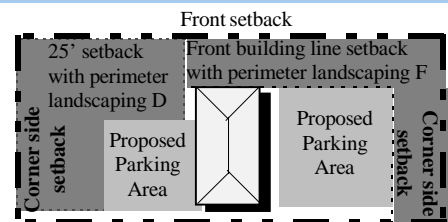
**Per 2.a.(i):** If principal buildings exist within 200' of the subject lot on each adjoining side lot, the setback shall be increased to equal the average of the setbacks of the two closest principal buildings. Landscaping shall be provided within the setback in accordance with perimeter landscaping D.



**Per 2.a.(ii):** If principal buildings exist within 200' of the subject lot on one adjoining side lot, the setback may be reduced to equal the average of 15' and the setback of the closest principal building. Landscaping shall be provided within the setback in accordance with perimeter landscaping D.

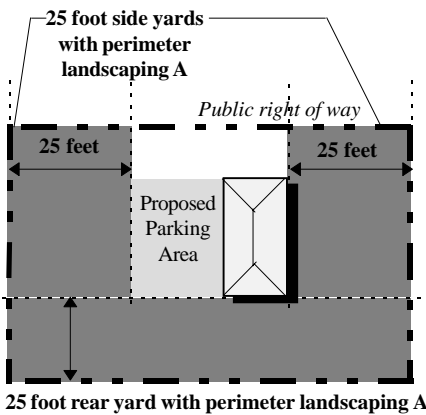
## Drive and Parking Setbacks

Setbacks for drives and parking areas shall be at or behind the front building line.



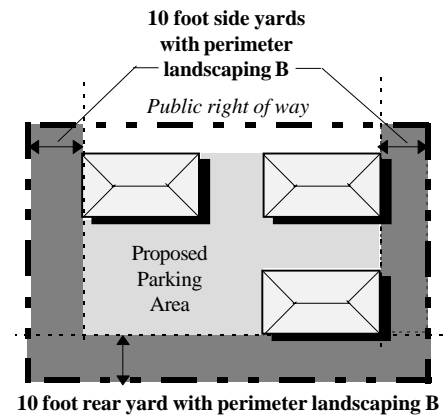
**Per 2.b.:** The minimum front and corner side setbacks for drives and parking areas shall be 25' along rights-of-way other than major arterials. Perimeter landscaping D shall be installed within the 25' setback. This setback may be reduced to the front line of the building with the installation of perimeter landscaping F.

## Per Sec.19-609

Side and Rear Yard  
Setbacks

◀ (3,4) The minimum side and rear setbacks for buildings, drives and parking areas shall be 25 feet with the installation of perimeter landscaping A.

This setback may be reduced to 10 feet with the installation of perimeter landscaping B.



Alternatively, the side and rear setback for buildings only may be zero feet but not between zero and ten feet when adjacent to an O, C, or I district.

## (5) Setbacks for gasoline pumps:

The setbacks for gasoline pumps and drives serving gasoline pump islands shall be the same as those for drives and parking areas shall as required in paragraphs (1) through (4) above.

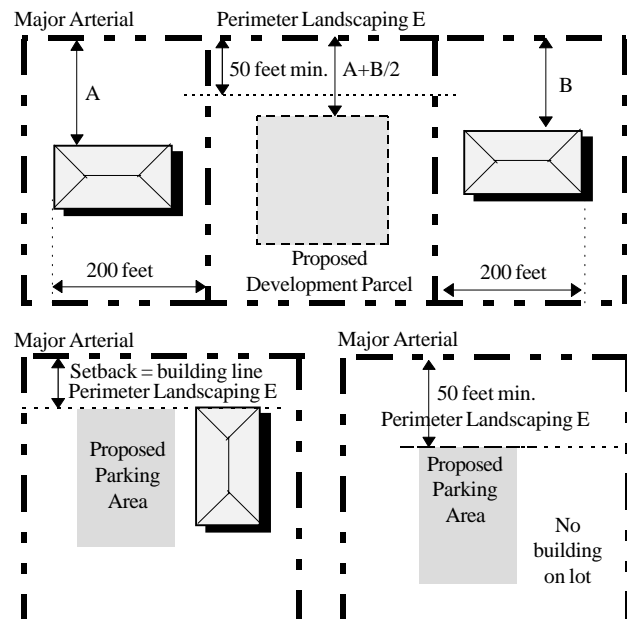
## Per Sec.19-609 (b)

## (1) Setbacks along Major Arterials

The maximum and minimum setbacks for all buildings, drives and surface and deck parking areas shall be as follows:

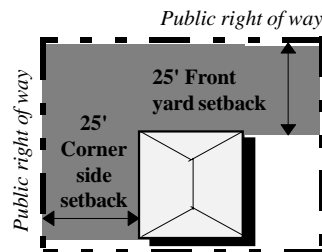
a. The minimum setback along major arterials for buildings shall be 50 feet; however, this minimum shall be increased as authorized by the director of planning when the average setback of the existing building(s) on one or more sides and within 200 feet of the subject lot is more than 50 feet. Perimeter landscaping E shall be provided within the setback.

b. The minimum setback along major arterials for drives and parking areas shall be no less than the front line of the building with the least setback on the lot. If there is no building on the lot, the minimum setback shall be 50 feet. Perimeter landscaping E shall be provided within the setback.

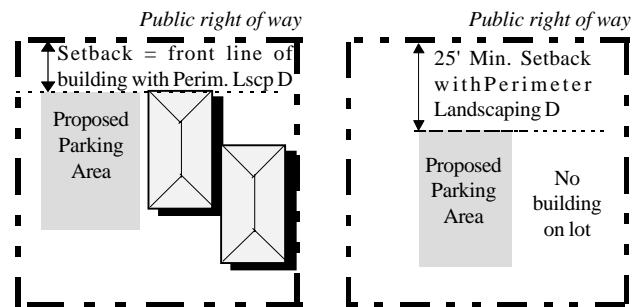
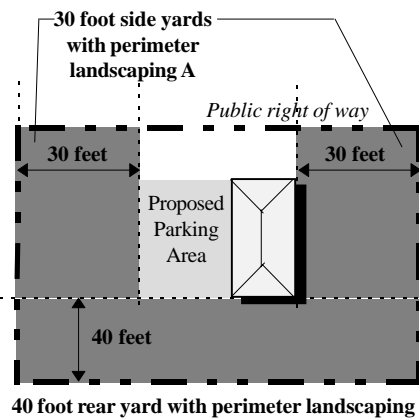
Midlothian Village Fringe  
Buildings, Drives and Parking Areas

**All Public Rights of Way other than Major Arterials****Midlothian Village Fringe****Front and corner side setbacks****Building Setbacks**

a. The minimum front and corner side setbacks along rights-of-way other than major arterials for buildings shall be 25 feet with the installation of perimeter landscaping D.

**Drive and Parking Setbacks**

b. The minimum front and corner side setbacks along rights-of-way other than major arterials for drives and parking areas shall be no less than the front line of the building with the least setback on the lot. If there is no building on the lot, the minimum setback shall be 25 feet. Perimeter landscaping D shall be provided within the setback.

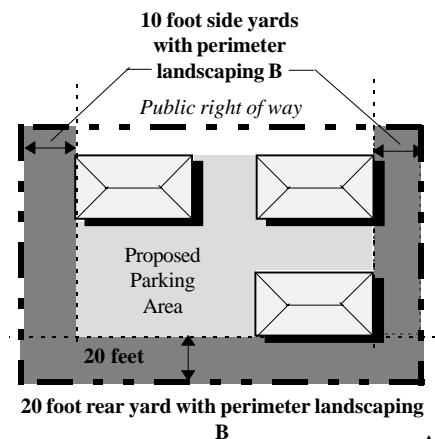
**Side and Rear Yard Setbacks for Buildings, Drives and Parking Areas**

40 foot rear yard with perimeter landscaping A

**(4) Rear setbacks:**

The minimum rear setback for buildings, drives and parking areas shall be 40 feet with the installation of perimeter landscaping A.

◀(3) Side setbacks: The minimum side setback for buildings, drives and parking areas shall be 30 feet with the installation of perimeter A. The minimum side setback may be reduced to ten feet with the installation of perimeter landscaping B, except when adjacent to any R, R-TH, R-MF or A District. ▶



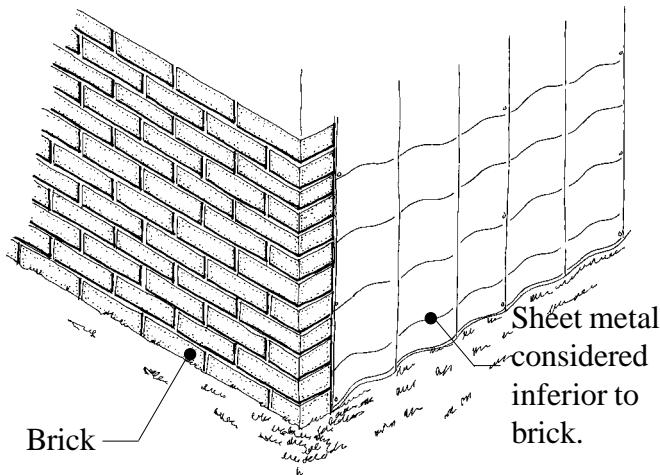
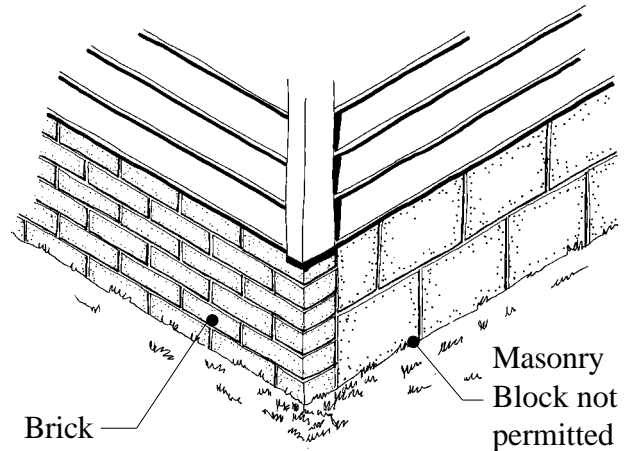
20 foot rear yard with perimeter landscaping B

minimum rear setback may be reduced to 20 feet with the installation of perimeter landscaping B, except when adjacent to any R, R-TH, R-MF or A District.

(5) Setbacks for gasoline pumps: The setbacks for gasoline pumps and drives serving gasoline pump islands shall be the same as those for drives and parking areas as required in paragraphs (1) through (4) above.

**Section 19-611. Architectural Treatment**

No building exterior (whether front, side, or rear) shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different building exteriors, but rather, shall preclude the use of inferior materials on sides which face adjoining property and thus, might adversely impact existing or future development causing a substantial depreciation of property values.

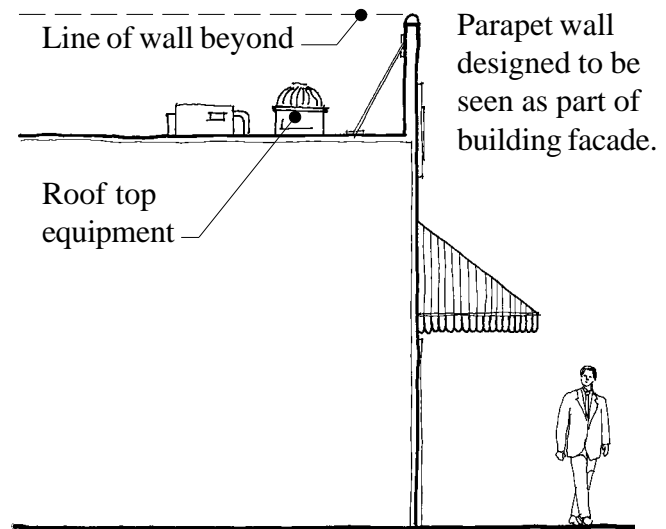


No portion of a building constructed of unadorned cinder block or corrugated and/or sheet metal shall be visible from any adjoining A, R, R-TH, R-MF or O District or any public right of way.

(Examples: unadorned masonry block corrugated and/ or sheet metal are considered inferior to brick.)

Reference Countywide standards for mechanical equipment requirements.

Reference Countywide standards for additional requirements for architectural treatment.





**Per Sec. 19-611(b) Architectural Treatment**

Further, buildings shall be designed to impart harmonious proportions and to avoid monotonous facades or large bulky masses. Buildings shall possess architectural variety but shall be compatible with existing structures, especially nearby structures of high historic interest.



*This historic Ivymont structure was renovated for offices in conjunction with the development of the Ivymont shopping center. Quality building materials and architectural forms used in the shopping center are compatible with buildings in the Midlothian Village District.*



*Buildings within the Village of Midlothian exhibit many compatible styles which give the area its architectural character. The proportions, massing, and design elements demonstrated in recent construction can be traced to historic structures of the village.*



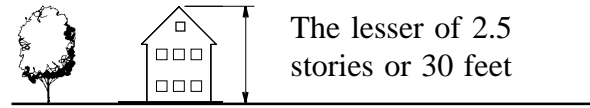
New or remodeled buildings shall enhance an overall cohesive village character as reflected in existing structures. This character shall be achieved through the use of design elements—including, but not limited to, materials, balconies and/or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures and/or planting—as are described in the applicable adopted plans and guidelines.



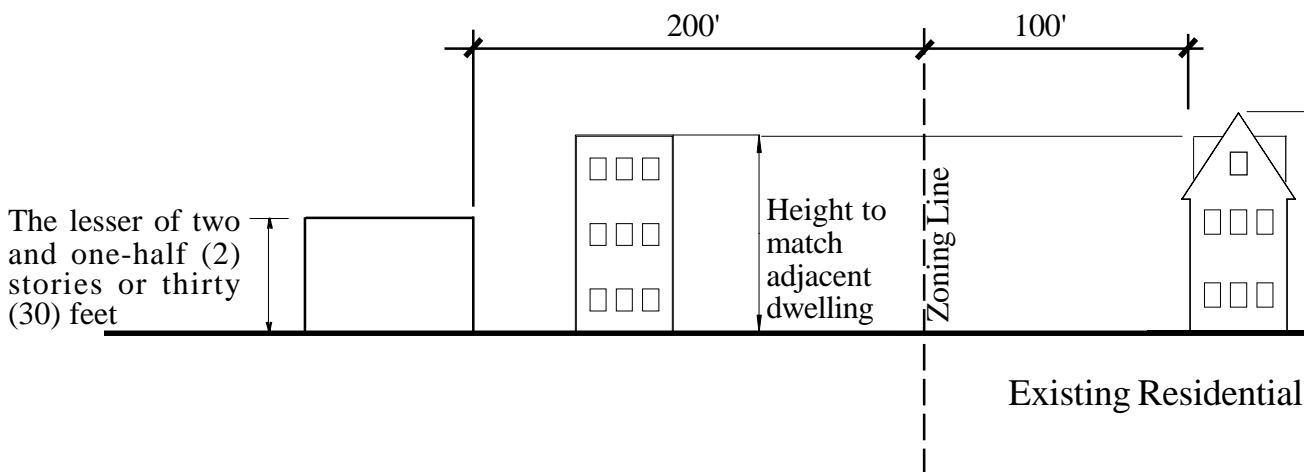
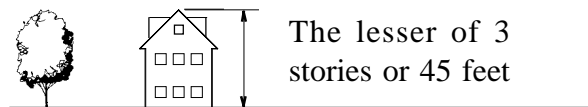


**Per sec. 19-612(a) Midlothian Village Core**

The maximum heights of all structures within any O, C, or I district shall not exceed a height of two and one-half (2 1/2) stories or thirty feet, whichever is less.

**Per sec. 19-612(b) Midlothian Village Fringe**

The maximum height of all structures shall not exceed a height three (3) stories or forty-five (45) feet, whichever is less.

**Per sec. 19-612(c)**

No structure within two hundred feet of any property line in an R, R-TH, or R-MF district shall exceed a height of two and one-half (2 1/2) stories or thirty (30) feet, whichever is less. However, if there is an existing dwelling more than two and one-half stories within one hundred (100) feet of the district, the height of the proposed structure may be increased to the height of the adjacent dwelling.



**Per Sec. 19-608 (a)  
Parking:**

Parking requirements in the village district for indoor commercial recreational facilities; self service gas stations; office buildings of up to 26,500 square feet; restaurants, including fast-food and drive-in restaurants; retail stores; personal services; repair shops; banks; greenhouses; nursery centers; and lawn and garden centers shall be based on the requirements for shopping centers or similar retail groups of buildings as set forth in section 19-513.

Improved, designated parking spaces in a public right of way may be counted toward the required number of parking spaces so required when more than one space joins the site.



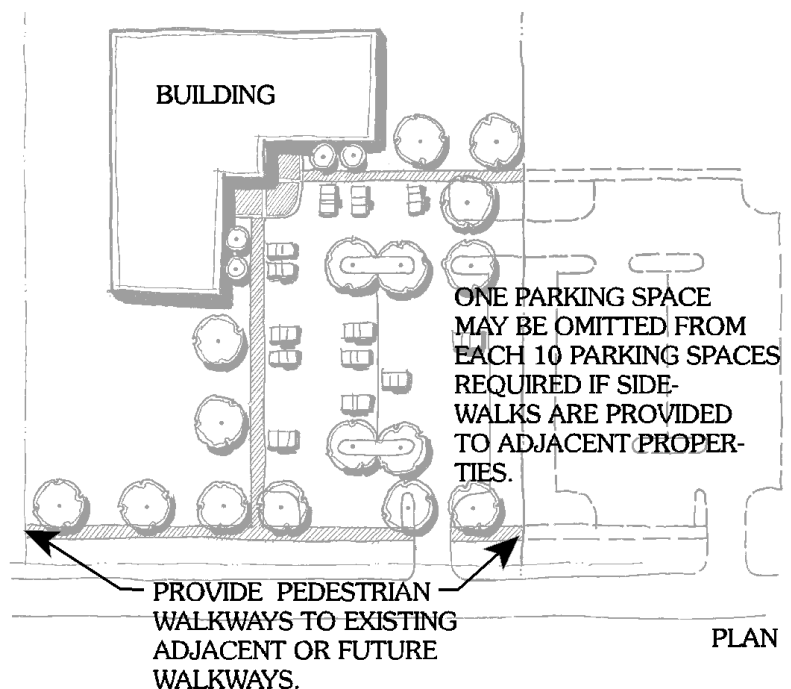
*Example of parking area within Midlothian Village*



*Example of parking space credit for on-street parking*

Further, the required number of spaces may be reduced by ten (10) percent if the proposed development contains sidewalks, or other pedestrian walkway system that connects to existing walkways or that may be connected to future walkways.

All other requirements of article I division 2 of the design standards manual shall apply.



*Parking reduction permitted with walkways*

**Reference Village of Midlothian Technical Manual dated September 1991**



*Examples of landscape treatment along Midlothian Turnpike installed per the guidelines of the Village of Midlothian Technical Manual.*



*The basic concept for landscaping within the Village Fringe consists of large deciduous trees planted in a line parallel to the street, and groups of small flowering trees located within perennial flower beds (above photos). Please reference The Village of Midlothian Technical Manual for specific design guidelines.*

**Per 19-608(b)**

**Landscaping standards for surface parking areas:**

At least one large deciduous tree (a species having an average minimum crown spread of greater than thirty (30) feet) shall be planted in each landscaped area, in lieu of the one small tree required per 19-519(b) (Materials for landscaping standards for surface parking areas).

All other landscaping requirements of sections 19-518, 19-519, 19-609, and 19-610 shall apply in the Village of Midlothian district.